

Staff Comments
For
DESIGN REVIEW BOARD
May 2, 2016

210 River Landing Drive:

Deferred by Staff.

234 Seven Farms Drive (Building A)

General Comments:

1. This project obtained preliminary approval on 9/14/2006. Due to the Vested Right's Act, the approval for this project is still valid. The conditions of approval were to restudy the bearing point of the roof brackets, provide an alternative to the vinyl windows and eliminate all excessive light fixtures.
2. The project has changed Architects. Revisions to the previously approved plans are substantial enough to require another preliminary submittal.

Staff Comments:

Positive Features:

1. The site layout, building footprint and overall height, scale and mass have remained for the most part the same.
2. Raising the main building entrance from below grade is an improvement.
3. Overall, the building materials, with the exception of the window and door materials have been substantially upgraded.
4. Lowering the high planter wall along River Landing Drive makes for a more pleasant pedestrian experience.
5. Additional fenestration has been added to the west elevation.

Issues to Study:

1. The roof overhangs and brackets, particularly at the towers, were a much stronger design feature on the previous submittal and the current design should take more inspiration from them.
2. Carry the brow used on the east elevation around to the west elevation to give the building a stronger top.
3. The base of the building could be simplified by eliminating some of the recessed brick panels.
4. The overall building design would be cleaner with towers as all brick and the panel system limited to the third floor.
5. Ensure there is an ample plane change between the brick and third floor panels.
6. The garage entrance could be further broken down by dividing it into two smaller openings.
7. Eliminate the use of extruded vinyl windows and doors.
8. Provide a site lighting plan and photometric plan.
9. Provide a comprehensive sign package.
10. Provide a window sample for board review.
11. Provide required information for the pool house and gazebo.
12. The gazebo could take some design cues from main building, such as possibly incorporating brackets into its design.
13. The pool house could have a little more interest with the introduction of clearstory windows.

Staff Recommendation: Preliminary approval for the site and main building and Deferral for the pool house, gazebo and associated site elements with the above referenced conditions.

234 Seven Farms Drive (Building B):

General Comments:

1. This project obtained preliminary approval with no conditions on 10/26/2006. Due to the Vested Right's Act, the approval for this project is still valid.
2. The project has changed Architects. Revisions to the previously approved plans are substantial enough to require another preliminary submittal.

Staff Comments:

Positive Features:

1. The site layout, building footprint and overall height, scale and mass have remained for the most part the same.
2. Overall, the building materials, with the exception of the window and door materials have been substantially upgraded.

Issues to Study:

1. The roof overhangs and brackets, particularly at the towers, were a much stronger design feature on the previous submittal and the current design should take more inspiration from them.
2. The overall building design would be cleaner with towers as all brick and the panel system limited to the third floor.
3. Ensure there is an ample plane change between the brick and third floor panels.
4. The garage entrance could be further broken down by dividing it into two smaller openings.
5. Eliminate the use of extruded vinyl windows and doors.
6. Provide a site lighting plan and photometric plan.
7. Provide a comprehensive sign package.
8. Provide a window sample for board review.

Staff Recommendation: Preliminary approval with the above referenced conditions.

1411 Folly Road

Previous Board Motion:

Conceptual approval of Buildings 1, 2, and 3 and the site design with conditions:

1. Add brick to all elevations visible from Grimball Road.
2. Show the building in its entirety.
3. Continue to refine the main roof element (entry/exit).
4. Pre-fabricated canopies are not to be used.
5. Reduce the number of building details.
6. Provide a screen wall along Grimball Road to help shield the loading areas and street edge parking lot.
7. Substitute concrete pavers for the proposed stamped concrete.
8. Eliminate the U shaped guard rails at the building entry and exit.
9. The proposed bollards at the entry and exit should be arranged in an orderly manner and be of a non-utilitarian design in a neutral color.
10. According to the applicant, the tenant's interior program won't allow for additional windows. Provide complete floor plans and fixture layouts to confirm this. Staff would still prefer adding clearstory windows if the program allows.
11. This building continues to struggle with issues of scale and mass.

12. Provide screening for any visible rooftop mechanical units.
13. Unify both the entrance and exit into one building feature. This will help to further unify and simplify the design. The remainder of the façade could remain simple.
14. Eliminate the Pharmacy Drive Thru sign from the building facade. Both violate the board's sign policy statement.
15. Locate the through wall ATM machine to a less visible area.
16. Eliminate the stone base.
17. Remove the wall fixtures high on the building. Confine the fixtures to a pedestrian level at the entrance and exit only.
18. Better unify the language between buildings 1 and 2.
19. Add more storefront windows to building 2.
20. Return the flat canopies to their previous height on building 2.
21. Overall, reduce the excessively tall parapet walls to improve the building proportions.

Staff Comments:

Positive Features:

1. The amount of brick added to the design is a substantial improvement.
2. The material and color palette is simple and well executed.
3. Building signage has been simplified and reduced.
4. Additional window glazing has been added to building 2.

Issues to Study:

5. Continue to refine the main roof element (entry/exit) as conditioned by the board. Staff still feels the design would be more successful and less complicated if the entry and exit of the building were combined into as singular element.
6. There are still areas of the building shown as painted CMU which are highly visible from Grimball Road across the neighboring property to the rear. Address Board condition #1 of the Conceptual approval.
7. As conditioned by the board, eliminate the use of pre-fabricated canopies.
8. As conditioned by the board, provide a screen wall along Grimball Road to help shield the loading areas and street edge parking lot.
9. Identify the crosswalk materials as concrete pavers as conditioned by the board.
10. Eliminate the U shaped guard rails at the building entry and exit as conditioned by the board.
11. To the left of the grocery exit, there are several room functions which would allow for the introduction of window glazing. Provide so in these areas.
12. Although improved from the previous submittal, the building continues to struggle with scale and proportion issues as evident in both the elevations and some of the wall sections.
13. As previously conditioned by the board, locate the ATM machine in a less conspicuous area.

Staff Recommendation: Deferral based on the number of unaddressed board conditions from the prior submittal and the above referenced comments.

195 Main Road:

Previous Board Motion:

Deferral, address board and staff comments:

1. The entrance to the site has improved with the roundabout design aligning with the clubhouse. Incorporate the use of specialty pavement in this area (not stamped asphalt).
2. Provide a more welcoming site entrance and site connection to the clubhouse by replacing the three small walkways with a more generous entry plaza.
3. Many of the buildings continue to create pinch points between building corners and

- adjacent sidewalks and parking areas. Provide additional site room at these locations.
4. Refine the site pedestrian circulation by introducing specialty pavement crosswalks (not stamped asphalt), take advantage of the perimeter of the site adjacent to the wetlands for walking trails and align the entrance to building 5 with the walk leading from pond number 2 and provide pedestrian access from building 3 to pond number 2.
 5. Will there be at grade HVAC units? If so, address their locations and screen them with a fence or wall.
 6. Provide a design for both entry gates.
 7. Will the pool be fenced? If so, provide fence details.
 8. Provide a site lighting plan.
 9. Provide information on the trash compactor and how it will be hidden from view.
 10. Will ponds be wet or dry?
 11. Provide an architectural terminus at the end of the secondary site entrance.
 12. With the previous building designs, the board asked that they be simplified. However, the current designs have been overly simplified.
 13. Eliminate both the horizontal and vertical brick accent bands.
 14. Add brick sills to windows in the brick areas of the elevations.
 15. Carry the brick into the porch areas and breezeways on the first and second floors.
 16. The breezeways are uninviting. Provide a design allowing them to become more welcoming and read as building entrances.
 17. Show the location of all dryer vents, building envelope penetrations, electrical meters, downspouts and gutters.
 18. Eliminate the use of the boxed eaves.
 19. Refine the proportions of the porch columns, corner boards, window trim and other trim elements to fit the scale of the buildings.
 20. It's unclear if gable vents are proposed or siding in the upper portions of the gables.
 21. On the clubhouse, the brick heights are awkward.
 22. On the clubhouse, there's a lot of visual weight in the main gable.
 23. Simplify the garages and maintenance building by using one material, preferably board and batten.

Staff Comments:

Positive Features:

1. Overall, the design and detailing of all of the buildings have substantially improved.

Issues to Study:

1. As previously conditioned by the board, incorporate concrete pavers for the roundabout and crosswalks throughout the development.
2. As previously conditioned by the board, provide a more welcoming site entrance and site connection to the clubhouse by replacing the three small walkways with a more generous entry plaza.
3. As previously conditioned by the board, refine the site pedestrian circulation by introducing specialty pavement crosswalks (not stamped asphalt), take advantage of the perimeter of the site adjacent to the wetlands for walking trails and align the entrance to building 5 with the walk leading from pond number 2 and provide pedestrian access from building 3 to pond number 2.
4. Provide details for the HVAC screen walls.
5. For the apartment buildings, the breezeway bay and porch bays read heavy as all brick. As a way of lightening them, one solution would be to use board and batten in lieu of brick. A reverse board and batten, or a color variation, could be also be introduced as a way of further differentiating the breezeway bay from the porch bays. This could also apply to the side elevation bays.
6. Provide an offset between the third floor board and batten and the brick below by introducing some brick corbelling.
7. Provide a comprehensive study for each elevation for dryer vent placement. Place them within the breezeways when possible.

8. The floorplan is missing for the clubhouse.
9. Eliminate the pair of flanking column/beam features from the front clubhouse elevation.
10. Eliminate the balustrade from the clubhouse.
11. Eliminate the transom windows from the clubhouse windows and go with taller windows.
12. Decrease the thickness of the maintenance building roof eave.

Staff Recommendation: Preliminary approval with the above referenced conditions.



MEMBERS PRESENT: BILL MARSHALL, JEFF JOHNSTON, DAVID THOMPSON, ERICA CHASE
STAFF PRESENT: BILL TURNER, PEGGY JORDAN

AGENDA
DESIGN REVIEW BOARD

MAY 2, 2016 5:00 P.M. 2 GEORGE STREET

1. 210 River Landing Drive – TMS# 275-00-00-212 App. No. 165-02-1

Request Preliminary approval for new construction of a multi-family building as per documentation submitted.

Owner: Daniel Island Apartments, LLC/Fred Santos
Applicant: Goff D’Antonio Associates
Neighborhood/Area: Daniel Island Town Center

MOTION: Deferred by staff.

MADE BY: SECOND: VOTE: FOR AGAINST

2. 234 Seven Farms Drive (Building A) – TMS# 275-00-01-010 App. No. 165-02-2

Request Preliminary approval for new construction of a multi-family building as per documentation submitted.

Owner: Daniel Island Apartments, LLC/Fred Santos
Applicant: Goff D’Antonio Associates
Neighborhood/Area: Daniel Island Town Center

MOTION: Deferral – address staff comments 1,2,3,5,8,9,10,11,12&13; pursue using brackets in other areas of design; provide explanation of building entry sequence from street; study buildings three vertical elements in hierarchy and distribution of materials and choose an alternate brick.

MADE BY: D.Thompson SECOND: J.Johnston VOTE: FOR 4 AGAINST 0

3. 234 Seven Farms Drive (Building B) – TMS# 275-00-01-010 App. No. 165-02-3

Request Preliminary approval for new construction of a multi-family building as per documentation submitted.

Owner: Daniel Island Apartments, LLC/Fred Santos
Applicant: Goff D’Antonio Associates
Neighborhood/Area: Daniel Island Town Center

MOTION: Deferral based on relationship to “Building A”; provide alternate brick selection; study brick detail; study entry canopy details and address general comments from “Building A”.

MADE BY: D.Thompson SECOND: J.Johnston VOTE: FOR 4 AGAINST 0

4. 1411 Folly Road – TMS# 334-00-00-075, 085 App. No. 165-02-4

Request Preliminary approval for new construction of a retail center as per documentation submitted.

Owner: Bearle Properties, LLC
Applicant: Belk/Lucy
Neighborhood/Area: Signal Point/James Island

MOTION: Deferral – address prior Board conditions/comments; address staff comments 5&6 (brick extension and buffering of building), 7,8,9,10,11,12&13; provide building elevations at a maximum of 3/32” readable scale; provide a roof plan; provide readable landscape plans; show buildings on adjacent parcels on site plan; provide a photometric plan and relocate rear dumpster.

MADE BY: J.Johnston SECOND: E.Chase VOTE: FOR 4 AGAINST 0

5. 195 Main Road – TMS# 285-00-00-173, 238

App. No. 165-02-5

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.

Owner: Southwood Realty Co.
Applicant: Southwood Realty Co.
Neighborhood/Area: West Ashley

MOTION: Conceptual approval taking into consideration Board and staff comments.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 4 AGAINST 0

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.